

IN THE MATTER OF THE * BEFORE THE
THE APPLICATION OF * COUNTY BOARD
ARTHUR R. SHAW FOR AN *
AMENDMENT TO THE DOCUMENTED *
SITE PLAN APPROVED IN CASE * OF APPEALS
NO. CR-91-109-X *
PROPERTY LOCATED ON THE SOUTH *
SIDE BALTIMORE NATIONAL PIKE *
OPPOSITE NUWOOD DRIVE, 1050' * BALTIMORE COUNTY
SOUTH OF CENTERLINE (6523 *
BALTIMORE NATIONAL PIKE) *
1ST ELECTION DISTRICT * AMENDMENT TO DOCUMENTED SITE
1ST COUNCILMANIC DISTRICT * PLAN IN CASE NO. CR-91-109-X
* * * * *

OPINION

This case comes before this Board on a request for a non-material and non-substantive amendment or plan refinement of the documented site plan approved in conjunction with the reclassification of 1.4+ acres to the B.R. zone pursuant to an Order of the Board of Appeals dated April 3, 1991 in Case No. CR-91-109-X. Appearing on behalf of the Petitioner and property owner, Arthur R. Shaw, were Julius W. Lichter and Kathryn T. May of Levin & Gann, P.A., and Edwin S. Howe, an engineer with KCW Consultants, Inc. Also present was Phyllis Friedman, Peoples's Counsel and Ronald L. Baquil on behalf of the owners of the adjoining Williams property.

It was proffered that the subject site, known as 6523 Baltimore National Pike, consists of 8.2+ acres, split zoned B.R. and D.R. 5.5 and is improved with a motor vehicle service garage with associated maintenance garage, offices and parking for busses and automobiles for the Petitioner's bus leasing business. In 1991, this Board reclassified 1.4+ acres (the "Subject Property") of the site to the B.R. zone based on a documented site plan. That

documented site plan shows the Subject Property utilized for 51 bus parking spaces and also shows a landscaped strip approximately 25 feet wide along its eastern edge.

Pursuant to an Order of the Deputy Zoning Commissioner in Case No. 93-273-SPHA dated March 24, 1993, the Petitioner was granted a use permit for business parking in a residential zone pursuant to Section 409.8.B of the Baltimore County Zoning Regulations ("BCZR") and a variance from Section 1801.1B.1(e) (5) to permit a Residential Transition Area setback of 17 feet in lieu of the required 75 feet and landscape buffer of 17 feet in lieu of the required 50 feet. The land area which was the subject of Case No. 93-273-SPHA is primarily and immediately east of the Subject Property and in fact overlaps upon approximately 30 feet of the eastern edge of the Subject Property.

The purpose of the request before this Board for a non-material and non-substantive amendment or plan refinement to the documented site plan is prompted by the approval of the use permit described above. It is requested that the 25 feet landscaped strip shown along the eastern edge of the Subject Property be amended to show 26 automobile parking spaces which will be used in conjunction with the use permit. Additionally, approximately 11 existing bus spaces shall be reconfigured in the northern portion of the Subject Property to accommodate the drive aisle leading from the bus lot to the adjacent automobile parking lot. Landscaping will be implemented as shown on the amended documented site plan (Petitioner's Exhibit No.1) and in accordance with the Deputy Zoning Commissioner's Order in Case No. 93-273-SPHA.

Having reviewed our Opinion and Order reclassifying the Subject Property and its documented site plan, Findings of Fact and Conclusion of Law and Order thereon dated March 23, 1993 in Case No. 93-273-SPHA and having considered the request proffered by the Petitioner's counsel together with the concurrence of People's Counsel and the representative of the adjoining property owner, the Board finds that the requested amendment is non-material, non-substantive and insignificant. The Board also finds that the requested non-material and non-substantive amendment or plan refinement is within the spirit and intent of the B.C.Z.R. and the April 3, 1991 Order of this Board and it shall have no adverse impact upon the health, safety, or welfare of the surrounding neighborhood.

ORDER

IT IS THEREFORE this 27th day of April, 1993 by the County Board of Appeals of Baltimore County ORDERED that the Petitioner's request for a non-material and non-substantive amendment or plan refinement to the documented site plan approved in Case No. CR-91-109-X, as shown on Petitioner's Exhibit No.1, be and the same is hereby GRANTED, subject to the following restrictions:

- 1) The use of the approximately 30 feet wide strip of land forming the eastern edge of the Subject Property shall be restricted to passenger vehicles only, and no buses shall be permitted to be parked on this portion of the Subject Property.
- 2) Any and all lighting for the Subject Property and parking lots shall be directed away from any residential properties surrounding this site.

- 3) The Petitioner shall submit a landscape plan for approval by the Landscape Planner for Baltimore County. Said plan shall provide appropriate screening between the proposed parking lot and the property owned by the Harrisons, which is located west of the subject site and identified on Petitioner's Exhibit 1 as the property of Edward A. and E. Elizabeth Williams.
 - 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.
- Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

County Board of Appeals
of Baltimore County

William T. Hackett
William T. Hackett, Chairman

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

April 27, 1993

Julius W. Lichter, Esquire
LEVIN & GANN, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No. CR-91-109-X
Arthur R. Shaw

Dear Mr. Lichter:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,
Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Kathryn T. May, Esquire
Mr. & Mrs. Darryl Harrison
Mr. James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

IN THE MATTER OF THE * BEFORE THE
THE APPLICATION OF * COUNTY BOARD
ARTHUR R. SHAW, III *
FOR A ZONING RECLASSIFICATION * OF APPEALS
FROM D.R. 5.5 TO B.R. OR M.L. *
AND SPECIAL EXCEPTION ON *
PROPERTY LOCATED ON THE SOUTH *
SIDE BALTIMORE NATIONAL PIKE * BALTIMORE COUNTY
OPPOSITE NUWOOD DRIVE, 1050' *
SOUTH OF CENTERLINE * CASE NO. CR-91-109-X
(6523 BALTIMORE NATIONAL PIKE) * Item #3, CYCLE IV
1ST ELECTION DISTRICT * 1990-1991
1ST COUNCILMANIC DISTRICT * (Documented Site Plan)
* * * * *

OPINION

This case comes before this Board on a Petition for Reclassification of 1.36 acres from D.R. 5.5 to B.R. The original petition noted the reclassification requested to be to B.R. or M.L. However, after consultation with Planning and Zoning, it was mutually agreed that B.R. would be the proper zoning to request.

It was proffered by Petitioner that this property was originally used by the The Arundel Corporation and that it was purchased in 1985 by the Petitioner who is in the school bus business, and who used this property to store his school buses. In 1986 Petitioner had the requested area completely paved and landscaped. At this time, it was discovered that the subject portion was zoned D.R. 5.5 and the proposed use would require B.R. zoning. Petitioner presented as Petitioner's Exhibit No. 1 a documented site plan, color-coded, and noted that on the area under consideration no buildings were proposed nor would any ever be contemplated, but that the lot would be used strictly for bus storage. The Planning Office and the Planning Board recommended the B.R. zoning. The Board is of the opinion that, since this use

Case No. CR-91-109-X Arthur R. Shaw III 2
was in effect throughout the comprehensive map process, the continuation of the D.R. 5.5 classification when bus storage was physically on site was in fact an error and will so order. The Board will also note that the use of this property must comply with the documented site plan submitted as Petitioner's Exhibit No. 1.

ORDER

IT IS THEREFORE this 3rd day of April, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification of the 1.36 acres from D.R. 5.5 to B.R. as shown on Petitioner's Exhibit No. 1, the documented site plan, be and the same is hereby GRANTED; and

IT IS FURTHER ORDERED that the use of this property must comply with the documented site plan as presented.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lynn B. Moreland
Lynn B. Moreland

John G. Disney
John G. Disney

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

April 3, 1991

Julius W. Lichter, Esquire
Suite 113
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No. CR-91-109-X
Arthur R. Shaw, III

Dear Mr. Lichter:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,
Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Mr. Arthur R. Shaw, III
Mr. James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nestarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

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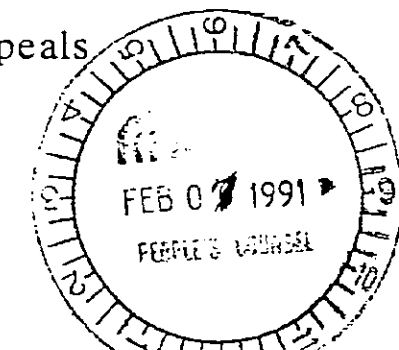
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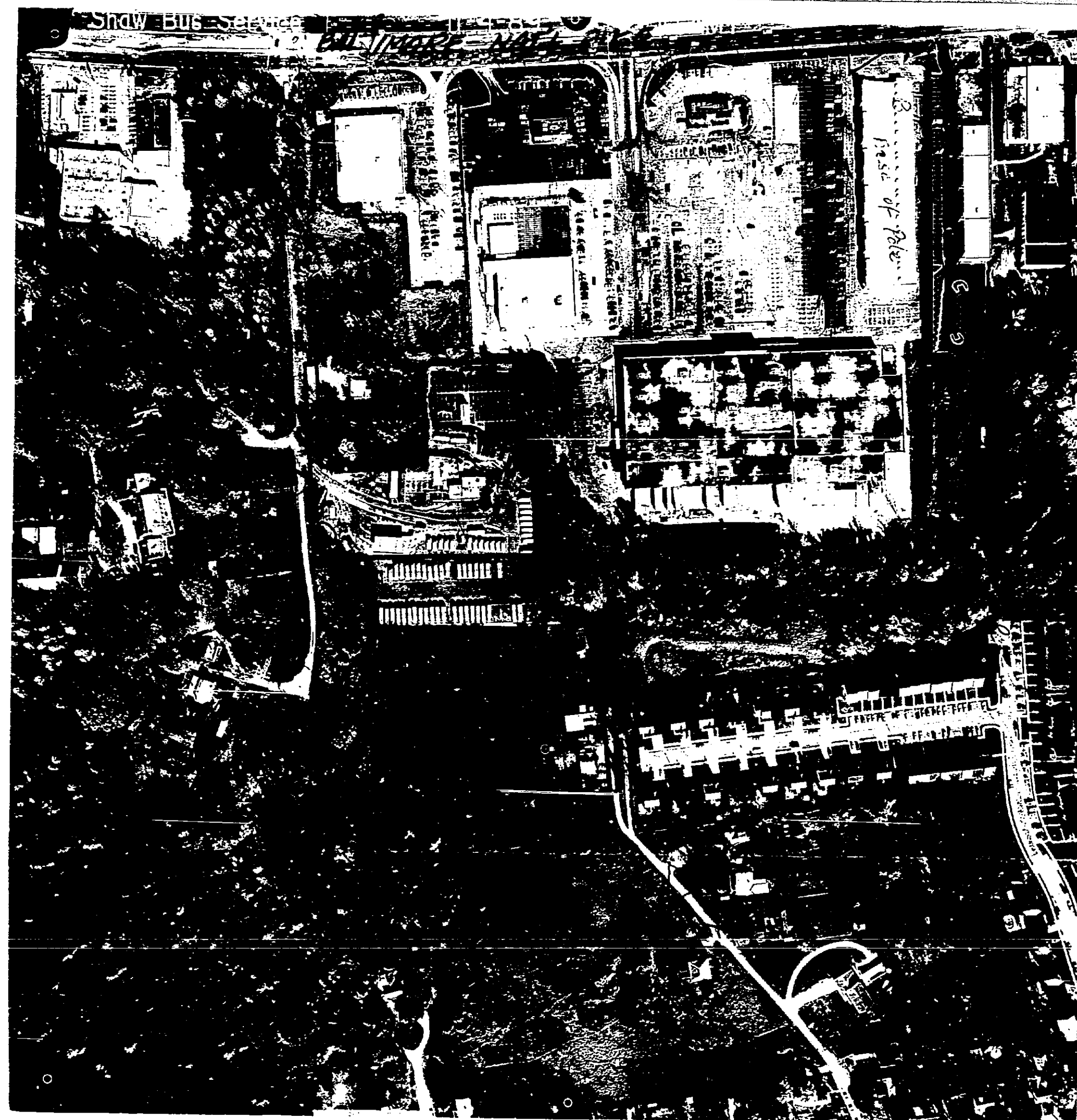
Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

ZONING RECLASSIFICATION PETITIONS

Cycle IV, 1990/1991

January 31, 1991





ARTHUR R. SHAW, III #CR-91-109-X 1990-
S/s Baltimore National Pike, Item #3, Cycle IV, 1991
Opposite Rowood Dr., 1050' S of 1st Election District
C/L (6523 Baltimore National 1st Councilmanic District
Pike)

D.R. 5.5 to B.R. or M.L. 1.36 acres
SE-Motor vehicle service garage- (Documented)
vehicle storage including but not
limited to buses, automobiles, limousines,
trailers, vans and recreational vehicles.

August 28, 1990 Petition filed.

* Julius W. Lichter, Esquire ✓ Counsel for Petitioner
Suite 113
305 W. Chesapeake Avenue
Towson, Maryland 21204
Arthur R. Shaw, III ✓ Petitioner
6523 Baltimore National Pike
Baltimore, Maryland 21228

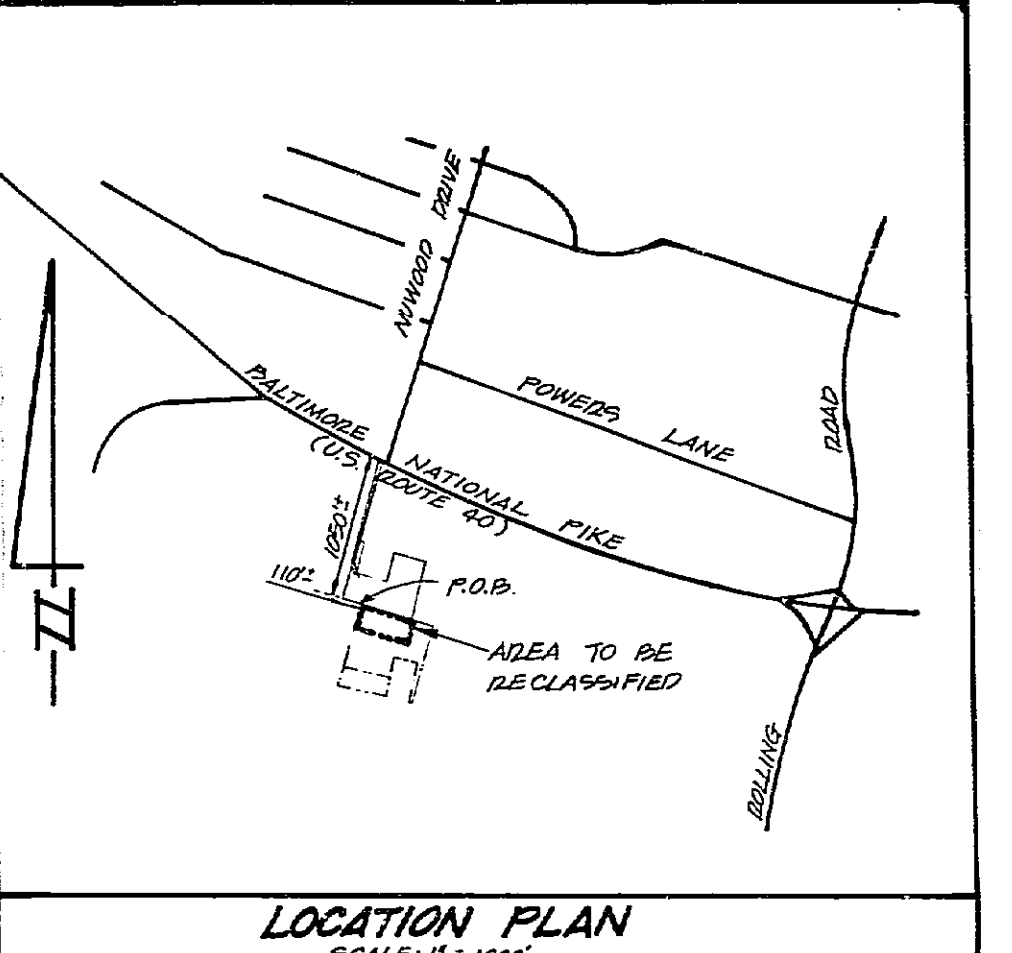
James Earl Kraft
Baltimore County Board of Education
940 York Road
Towson, Maryland 21204

Phyllis C. Friedman, Esquire ✓ People's Counsel for Baltimore
County

P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

Chief Deputy

1111



GENERAL NOTES

- 1) Area of Arthur R. Shaw Ownership:
 Deed 6901/428 Tax Acct01-01-740-760 3.0+ ac.
 Deed 6949/172 Tax Acct01-12-00290 4.2+ ac.
 Deed 6987/657 Tax Acct01-12-00230 1.0+ ac.
 Total 8.2+ ac.
- 2) Zoning: 'BR' 3.0+ ac.
 'DR 5.5' 5.2+ ac.
- 3) Election District: 1
 Conciliatic District: 4015.03
 Regional Planning District: 323A
 Watershed: Patapsco 76
 Subwatershed: 30
- 4) Existing Land Use: Bus leasing service with on-site office, parking and maintenance.
- 5) Hours of Operation: Office 7:00 a.m. - 5:00 p.m.
 Bus Leasing 24 hours.
- 6) Maximum No. of Employees: 50

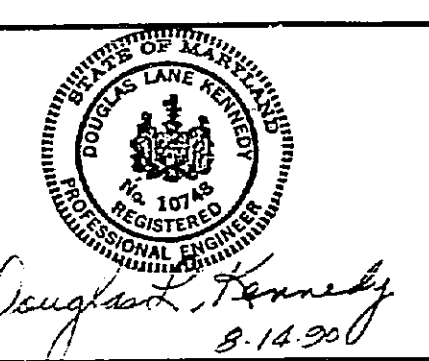
AREA TO BE RECLASSIFIED

- 1) Area to be Reclassified: 1.4+ ac.
 Part of Deed 6949/172 Tax Acct01-12-00290 4.2+ ac.
- 2) Zoning: Existing 'DR 5.5'
 Proposed 'BR' or 'ML'
- 3) Existing Land Use: Motor vehicle service garage-vehicle storage as defined in BCIR Section 101 inclusive of buses and automobiles.
- 4) Proposed Land Use: Motor vehicle service garage-vehicle storage as defined in BCIR Section 101 inclusive of buses, trailers, vans, recreational vehicles, automobiles and limousines.
- 5) Arrangement of parking space configuration and access delineated hereon could be altered based upon the type of vehicle storage.

PLAN
SCALE: 1"=50'

PRINT DATE
 AUG 24 1990
 KCW CONSULTANTS, INC.

KCW Consultants, Inc.
 Civil Engineers and Land Surveyors
 1777 Reisterstown Road
 Commerce Centre, Suite 175
 Baltimore, Maryland 21208
 (301) 484-0963



OWNER/DEVELOPER:
SHAW BUS SERVICE, INC.
 6523 BALTIMORE NATIONAL PIKE
 BALTIMORE, MARYLAND 21228
 ATTN: ART SHAW
 PHONE: (301) 744-3300

REVISIONS	
DATE	DESCRIPTION

DOCUMENTED SITE PLAN FOR ZONING RECLASSIFICATION

SHAW BUS SERVICE, INC.
 6523 BALTIMORE NATIONAL PIKE
 1ST ELECTION DISTRICT, C-1
 BALTIMORE COUNTY, MARYLAND

KCW J.G. BOERS SCALE: 1"=50' DATE: AUGUST 14, 1990 DWG: Z-1

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF
FROM D.R. 5.5 TO B.L. OR M.L.
ZONING AND SPECIAL EXCEPTION : APPEALS OF BALTIMORE COUNTY
S/S Baltimore National Pike
Opposite Nuwood Drive, 1050'
S of C/L (6523 Baltimore Pike)
1st Election District
1st Councilmanic District
ARTHUR R. SHAW, III,
Petitioner : Case No. CR-91-109-X
(Item 3, Cycle IV)

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 16th day of October, 1990, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, Suite 113, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

CL: Hd 91 13006
SVJ:adv 40 00000
03A3339 00000

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

CR-91-109-X
John M. Cosarquis, L.S. (Ret.)

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Centre, Suite 175
Baltimore, Maryland 21208

(301) 484-0894 / 484-0963

August 14, 1990

Shaw Bus Service, Inc.
6523 Baltimore National Pike
1st Election District
Baltimore County, Maryland

ENVIRONMENTAL IMPACT STATEMENT TO ACCOMPANY
PETITION AND DOCUMENTED SITE PLAN FOR ZONING RECLASSIFICATION

The Shaw Bus Service, Inc. is a bus service located 1000'± south of Baltimore National Pike (U.S. Rte. 40) on a private drive opposite the intersection with Nuwood Drive. The bus service shares the driveway entrance with Baltimore City's Bragg Horticulture Center.

The 8.2+ acre site is comprised of 3.0+ acres zoned 'BR' and 5.2+ acres zoned 'DR 5.5'. It is proposed to reclassify a 1.4+ acre parcel of 'DR 5.5' zoning to 'BR' zoning, as denoted on the Documented Site Plan for Zoning Reclassification.

The 1.4+ acre parcel petitioned for reclassification is presently improved with bituminous concrete paving surrounded by an 6' chain link fence and is used for parking of the bus service vehicles.

No additional improvements are proposed for the 1.4+ acre parcel except for additional planting of evergreen trees for screening purposes.

It is anticipated that zoning reclassification from 'DR 5.5' to 'BR' will have the following environmental effect:

- Soils:**
Soils present on this parcel consist of a Watchung Silt Loam and an Aldino Silt Loam. The Watchung Silt Loam is a wetland soil type; however, upon further investigation by Herbst & Associates (6-90) no wetlands were found on this parcel.
- Topography:**
This parcel has no slopes greater than 25%. The parcel is approximately 68% impervious paving used for commercial parking of the Shaw Bus Service vehicles.
- Vegetation:**
The parcel is comprised of 68% impervious paving with the remainder of site being grassed area. The only proposed activity would be the planting of additional evergreen trees for screening.

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an BR or ML zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for motor vehicle service garage, vehicle storage as defined in BC2R Section 101 including but not limited to buses, automobiles, limousines, trailers, vans and recreational vehicles.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

MAP	SW205A
E.D.	1st
DATE	11-7-91
2CD	01
1003	
DP	G

RECEIVED
COUNTY BOARD OF APPEALS
30 AUG 23 AM 9 06

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Arthur R. Shaw, Jr. (Deceased)
Signature	Signature
Address	Arthur R. Shaw, III
City and State	(Type or Print Name)
Signature	Signature

Attorney for Petitioner:	Address
(Type or Print Name)	6523 Baltimore National Pike
Signature	Baltimore, Maryland 21228
Address	City and State
305 W. Chesapeake Ave., Suite 113	
Towson, Maryland 21204	
City and State	
Signature	

Name, address and phone number of legal owner, contract purchaser or representative to be contacted	Phone No.
Julius W. Lichter	
305 W. Chesapeake Avenue, Suite 113	
Towson, Maryland 21204	
Address	Phone No.
Attorney's Telephone No.: (301) 321-0600	

BAC-Form 1

MICROFILMED

CR-91-109-X
#3

POINTS OF ERROR AND CHANGE

CONCERNING 1.4+ ACRES OF PROPERTY OWNED BY ARTHUR R. SHAW AND LOCATED APPROXIMATELY 1050 FEET SOUTHWEST OF THE INTERSECTION OF BALTIMORE NATIONAL PIKE AND NUWOOD DRIVE IN BALTIMORE COUNTY 1ST ELECTION DISTRICT

The Petitioner, Arthur R. Shaw, asserts that the Baltimore County Council (the "Council") erred in classifying the subject property D.R. 5.5 and that there are changes in the neighborhood supporting reclassification of the subject property to B.R. or M.L. and in support thereof states as follows:

- The subject property is zoned D.R. 5.5 and should have been classified in the B.R. or M.L. zone.
- The subject property abuts to its north property currently zoned B.R.
- The subject property has been utilized for motor vehicle storage as part of a motor vehicle service garage.
- The reclassification of the subject property would provide the appropriate zoning for the existing use thereon and would not be detrimental to the neighborhood.
- In classifying the subject property in the D.R. 5.5 zone, the Council failed to recognize that due to the size, configuration, location, topography and past and present use of the subject property, it is better suited for business or light manufacturing than residential use.
- The D.R. 5.5 zoning placed on the property is not usable and is confiscatory in its application.

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CR-91-109-X
#3

7. There are changes in the area which have created a demand for property zoned B.R. or M.L. which cannot be addressed by the current D.R. 5.5 zoning.

8. For such further and other reasons as may be disclosed upon more detailed review during the pendency of this Petition assigning error by the Council and change in the neighborhood.

Respectfully submitted,

Julius W. Lichter
Julius W. Lichter
Kathryn A. Turner
Kathryn A. Turner
Attorneys for Petitioner
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204
(301) 321-0600

MICROFILMED

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

CR-91-109-X
John M. Cosarquis, L.S. (Ret.)

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Centre, Suite 175
Baltimore, Maryland 21208
(301) 484-0894 / 484-0963

August 14, 1990

PROPERTY OF ARTHUR R. SHAW, JR. AND ARTHUR R. SHAW, III
LIBER 6949, FOLIO 172
BALTIMORE COUNTY, MARYLAND
SURVEYORS DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING RECLASSIFICATION

BEGINNING FOR THE SAME at the point of beginning of that parcel of land which by Deed dated July 2, 1985 and recorded among the Land Records of Baltimore County in Liber 6949, Folio 172 was granted and conveyed by Alease E. Layne to Arthur R. Shaw, Jr. and Arthur R. Shaw, III, said point of beginning being situate the two following courses and distances from a point formed by the intersection of the centerline of Baltimore National Pike (U.S. Route 40) and the centerline of Nuwood Drive:

- Southwesterly 1050 feet, more or less; and
- Southeasterly 110 feet, more or less; thence leaving said point of beginning and binding on the outline of said parcel of land (6949-172);
- South 70 degrees 51 minutes 20 seconds East 360.0 feet; thence
- South 19 degrees 08 minutes 40 seconds West 165.0 feet; thence
- North 70 degrees 51 minutes 20 seconds West 357.36 feet; thence
- North 18 degrees 13 minutes 40 seconds East 165.02 feet to the point of beginning.

Containing 1.36 acres of land, more or less, and located in the 1st Election District.

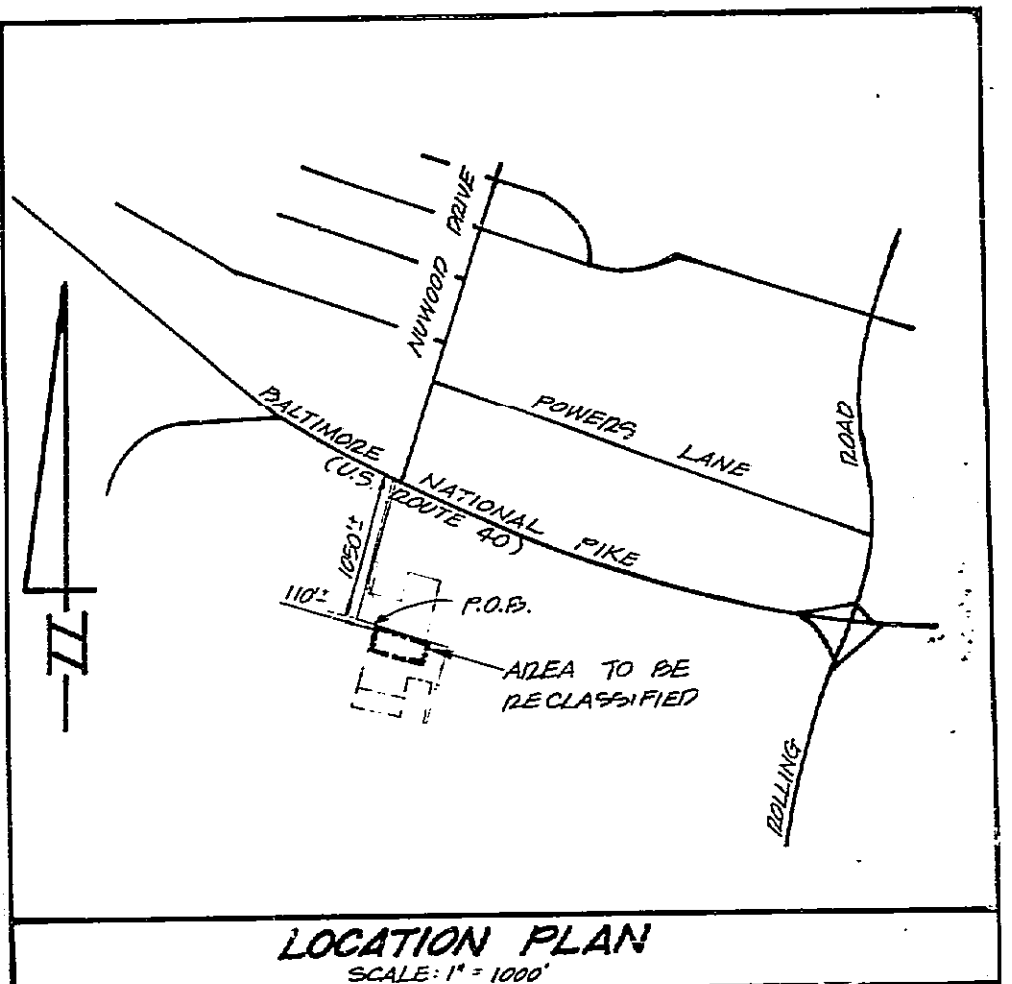
Douglas L. Kennedy
8-14-90

MICROFILMED

DLK/NSH/dke
cc: J.O.#88285

Very Truly yours,
KCW Consultants, Inc.
Douglas L. Kennedy
Douglas L. Kennedy, P.E.

MICROFILMED

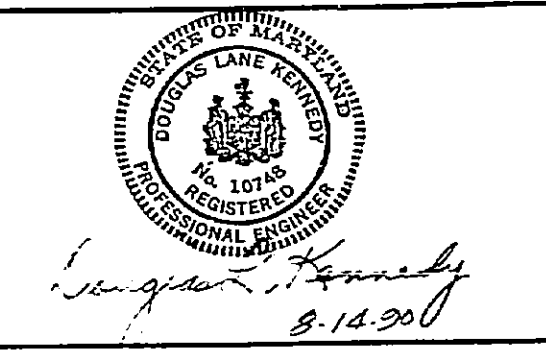


- GENERAL NOTES**
- Area of Arthur R. Shaw Ownership:
Deed 6991/428 Tax Act001-01-740-760 3.0+ ac.
Deed 6991/172 Tax Act001-12-00290 4.2+ ac.
Deed 6987/657 Tax Act001-12-00230 1.0+ ac.
Total 8.2+ ac.
 - Zoning: 'BR' 3.0+ ac.
'DR 5.5' 5.2+ ac.
 - Election District: 1
Counclincil District: 1015.03
Census Tract: 323A
Regional Planning District: Patapasco 76
Subwatershed: 30
 - Existing Land Use: Bus leasing service with on-site office, parking and maintenance.
 - Hours of Operation: Office 7:00 a.m. - 5:00 p.m.
Bus Leasing 24 hours.
 - Maximum No. of Employees: 50
- AREA TO BE RECLASSIFIED**
- Area to be Reclassified: 1.4+ ac.
Part of Deed 6949/172 Tax Act001-12-00290 4.2+ ac.
 - Zoning: Existing 'DR 5.5'
Proposed 'BR'
 - Existing Land Use: Motor vehicle service garage- Vehicle storage as defined in BCER Section 101 inclusive of buses and automobiles.
 - Proposed Land Use: Motor vehicle service garage- Vehicle storage as defined in BCER Section 101 inclusive of buses, trailers, vans, recreational vehicles, automobiles and limousines.
 - Arrangement of parking space configuration and access delineated hereon could be altered based upon the type of vehicle storage.

PLAN
SCALE: 1"=50'

PRINT DATE
APR 5 1993
KCW CONSULTANTS, INC.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Centre, Suite 175
Baltimore, Maryland 21208
(301) 484-0963

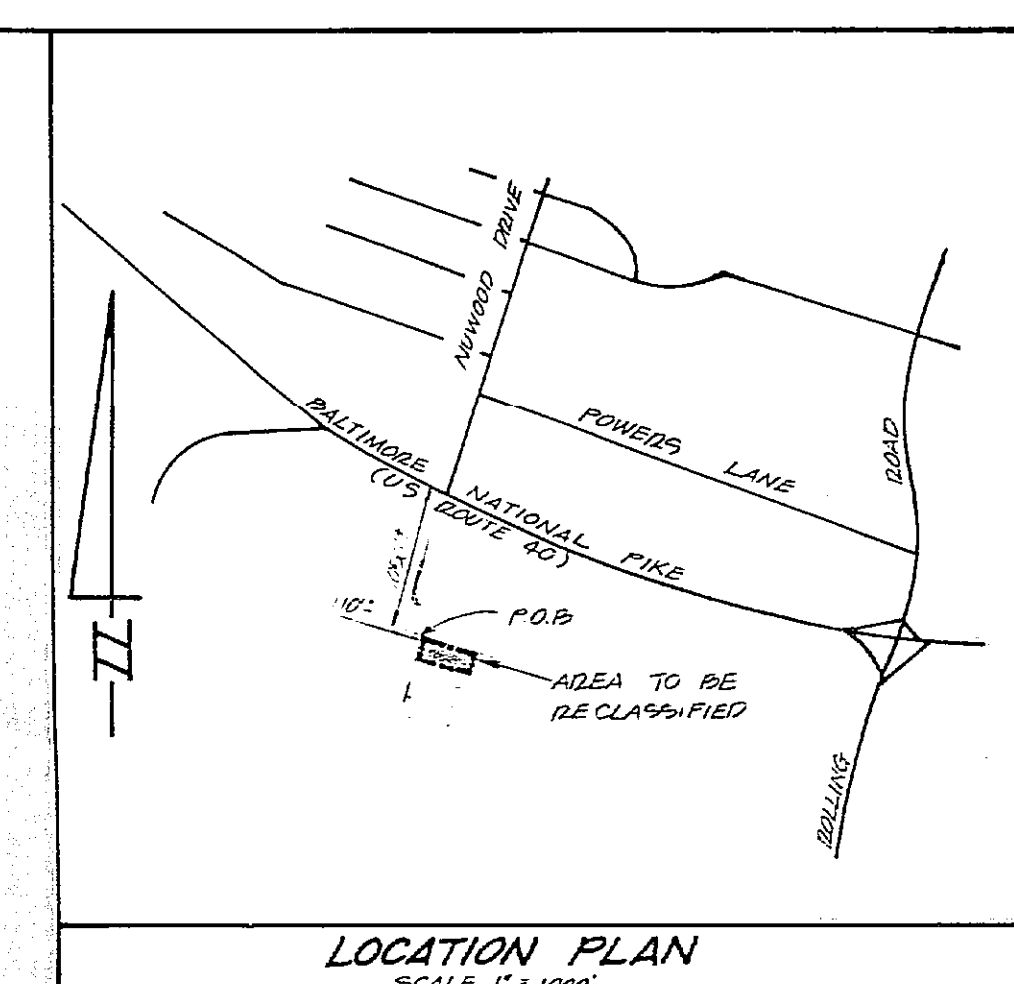
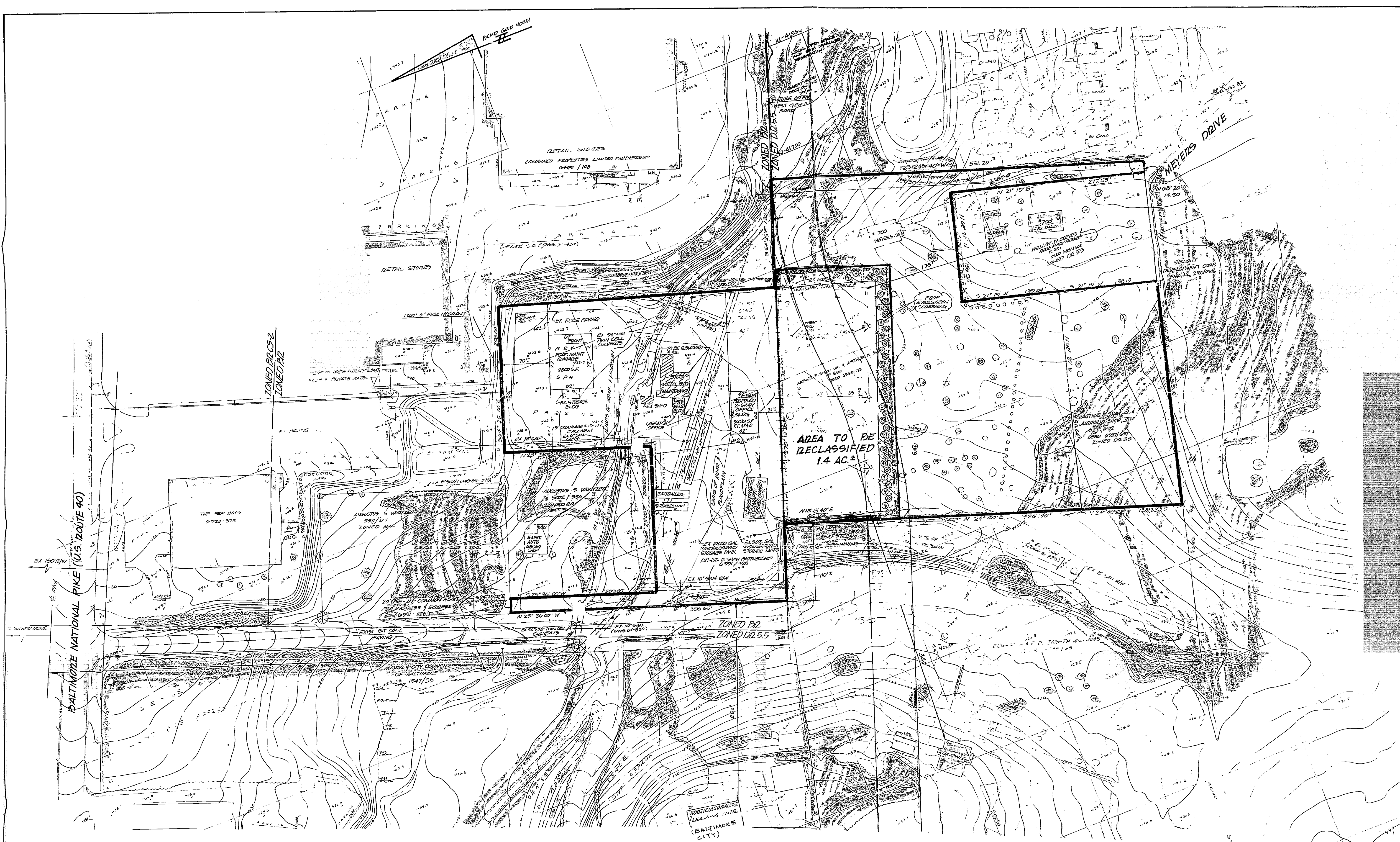


OWNER/DEVELOPER:
SHAW BUS SERVICE, INC.
6523 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
ATTN: ART SHAW
PHONE: (301) 744-3300

REVISIONS	
DATE	DESCRIPTION

AMENDED DOCUMENTED SITE PLAN FOR ZONING RECLASSIFICATION
SHAW BUS SERVICE, INC.
6523 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT, C-1
BALTIMORE COUNTY, MARYLAND

KCW - J.O. REEDS SCALE: 1"=50' DATE: AUGUST 14, 1992 DWG: 2-1

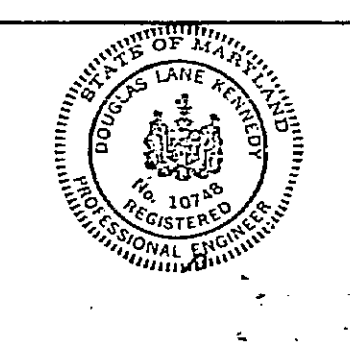


GENERAL NOTES

- Area of Arthur R. Shaw Ownership:
Deed 6991/428 Tax Acct#01-01-740-760 3.0+ ac.
Deed 6949/172 Tax Acct#01-12-00290 4.2+ ac.
Deed 6987/557 Tax Acct#01-12-00230 1.0+ ac.
Total 8.2+ ac.
 - Zoning: 'BR' 3.0+ ac.
'DR 5.5' 5.2+ ac.
 - Election District: 1
Councilmatic District: 1
Census Tract: 4015.03
Regional Planning District: 323A
Watershed: Patapsco 76
Subwatershed: 30
 - Existing Land Use: Bus leasing service with on-site office, parking and maintenance.
Hours of Operation: Office 7:00 a.m. - 5:00 p.m.
Bus Leasing 24 hours.
Maximum No. of Employees: 50
- AREA TO BE RECLASSIFIED**
- Area to be Reclassified: 1.4+ ac.
Part of Deed 6949/172 Tax Acct#01-12-00290 4.2+ ac.
- Zoning: Existing 'DR 5.5'
Proposed 'BR'
- Existing Land Use: Motor vehicle service garage-
Vehicle storage as defined in BCR Section 101 inclusive of buses and automobiles.
- Proposed Land Use: Motor vehicle service garage-
Vehicle storage as defined in BCR Section 101 inclusive of buses, trailers, vans, recreational vehicles, automobiles and limousines.
- Arrangement of parking space configuration and access delineated hereon could be altered based upon the type of vehicle storage.

PLAN
SCALE 1"=50'

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Centre, Suite 175
Baltimore, Maryland 21208
(301) 484-0963



OWNER DEVELOPER:
SHAW BUS SERVICE, INC.
6523 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
ATTN: ART SHAW
PHONE (301) 744-3300

REVISIONS	
1	2/2/78
2	2/2/78
3	2/2/78
4	2/2/78
5	2/2/78
6	2/2/78
7	2/2/78
8	2/2/78
9	2/2/78
10	2/2/78

DOCUMENTED SITE PLAN FOR
ZONING RECLASSIFICATION

SHAW BUS SERVICE, INC.
6523 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT, C-1
BALTIMORE COUNTY, MARYLAND

RECLASSIFICATION: From D.R. 5.5 zoning to B.R. or M.L. zoning.

SPECIAL EXCEPTION: For a motor vehicle service garage-vehicle storage including but not limited to buses, automobiles, limousines, trailers, vans and recreational vehicles.

TIME: 10:00 a.m.
DATE: WEDNESDAY, MARCH 20, 1991

LOCATION: County Office Building, Room 301
111 W. Chesapeake Avenue
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

cc: Arthur R. Shaw, III
Julius W. Lichter, Esq.

October 17, 1990

NOTICE OF HEARING

Re: Petitions for Zoning Re-classification, Special Exception
CASE NUMBER: CR-91-109-X
5/5 Baltimore National Pike, opposite Nuwood Drive, 1050' S of c/l
6523 Baltimore National Pike
1st Election District - 1st Councilmanic
Petitioner(s): Arthur R. Shaw, III
Hearing Schedule: WEDNESDAY, MARCH 20, 1991 at 10:00 a.m.

PROPERTY DESCRIPTION

Beginning for the same at the point of beginning of that parcel of land which by deed dated July 2, 1985 and recorded among the Land Records of Baltimore County in Liber 6949, Folio 172 was granted and conveyed by Ethel E. Lape to Arthur R. Shaw, Jr. and Arthur R. Shaw, III, said point of beginning being situate the two following courses and distances from a point formed by the intersection of the centerline of Baltimore National Pike (U.S. Route 40) and the centerline of Nuwood Drive:

1) Southwesterly 150 feet, more or less; and
2) Southwesterly 110 feet, more or less; thence leaving said point of beginning and bounding on the outline of said parcel of land (6949-172):

1) South 70 degrees 51 minutes 20 seconds East 360.0 feet;
2) South 19 degrees 08 minutes 40 seconds West 165.0 feet;
3) North 70 degrees 51 minutes 20 seconds West 357.36 feet;
4) North 18 degrees 51 minutes 20 seconds West 357.36 feet to the point of beginning.
Containing 1.36 acres of land, more or less, and located in the 1st Election District.

111 West Chesapeake Avenue
Towson, MD 21204

March 1, 1991

887-3353

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No. 3
Case No. CR91-109-X
Petitioner: Arthur R. Shaw, III
Reclassification Petition

Dear Mr. Lichter:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before March 1, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Arthur R. Shaw, III
6523 Baltimore National Pike
Baltimore, MD 21228

cc:

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
29th day of August, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Arthur R. Shaw, III
Petitioner's Attorney: Julius W. Lichter

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(800) 887-3554

November 21, 1990

Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, MD 21204

Zoning Classification Cycle IV
Property Owner:
Case No./Hearing Date:
Location:
Existing Zoning:
Election District:
Councilmanic District:
Acres:
Proposed Zoning:

October, 1990 - April, 1991
Arthur R. Shaw, III
CR-91-109-X; March 20, 1991
S. side Baltimore National
opposite Nuwood Drive.
D.R.5.5.
1st
1.36
B.L. or M.L. Special Exception
for a motor vehicle service
garage-vehicle storage

Dear Mr. Hackett:

This site plan should be revised to show the right of way for Geipe Road.

The existing D.R.5.5. zoning can be expected to generate approximately 78 trips per day, B.L. zoning can be expected to generate 2000 trips per day, M.L. zoning can be expected to generate approximately 150 trips per day, and the special exception can be expected to generate 350 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lab

RECEIVED
NOV 28 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(800) 887-4500
Paul H. Reincke
Chief

OCTOBER 12, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ARTHUR R. SHAW, III

Location: #6523 BALTIMORE NATIONAL PIKE

Item No.: CR-91-109-X Zoning Agenda: OCTOBER, 1990 - APRIL, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. SECTION 26 AND 28

REVIEWER: *Carl H. Kelly* 10-12-90 Noted and Approved: *Captain W.F. Braden*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 24, 1993

(410) 887-4386

Julius W. Lichter, Esquire
Kathryn T. May, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
S/S Baltimore National Pike, 140' W of Nuwood Drive
(6523 Baltimore National Pike)
1st Election District - 1st Councilmanic District
Arthur R. Shaw - Petitioner
Case No. 93-273-SPHA

Dear Mr. Lichter and Ms. May:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Darryl Harrison (Petitioner)
628 Meyers Drive, Catonsville, Md. 21228

People's Counsel
File

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - S/S Baltimore National Pike, 140' W of Nuwood Drive (6523 Baltimore National Pike) 1st Election District 1st Councilmanic District

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 93-273-SPHA

Arthur R. Shaw
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Zoning Variance filed by the owner of the subject property, Arthur R. Shaw, through his attorney, Julius W. Lichter, Esquire. The Petitioner requests a special hearing to approve a use permit for business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and a variance from Section 1B01.1B.1(e)(5) to permit a Residential Transition Area (RTA) setback of 17 feet in lieu of the required 75 feet and a landscape buffer of 17 feet in lieu of the required 50 feet, for a proposed parking lot as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Arthur R. Shaw, property owner, and Douglas L. Kennedy, Professional Engineer. The Petitioner was represented by Julius W. Lichter, Esquire and Kathryn T. May, Esquire. Appearing as Protestants in the matter were Darryl N. and Deborah W. Harrison, adjoining property owners. Also appearing was Phyllis Friedman, Esquire with the Office of People's Counsel for Baltimore County.

Testimony indicated that the subject property, known as 6523 Baltimore National Pike, consists of 8.2 acres, more or less, split zoned B.R. and D.R. 5.5 and is improved with a motor vehicle storage garage with associated offices and parking for the Petitioner's business known as Shaw

Bus Service, Inc. The Petitioner provides school bus transportation for Baltimore County, Baltimore City and Howard County. The Petitioner is desirous of constructing a 100-space parking lot to accommodate passenger vehicles, only, in accordance with Petitioner's Exhibit 1. Because the majority of the proposed parking lot will extend into the residentially zoned portion of this site, the relief requested in the special hearing is necessary. Further, by virtue of the proposed parking lot's close proximity to the Blackburn property as depicted on Petitioner's Exhibit 1, the requested variances from RTA requirements are necessary. It should be noted that the Blackburns did not appear in opposition to the Petitioner's Request.

Mr. & Mrs. Harrison appeared and testified in opposition to the relief requested. The Harrisons are concerned with what effect the proposed parking lot will have on their view of the property from their home, which is located west of the subject site and is identified on Petitioner's Exhibit 1 as the property of Edward A. and E. Elizabeth Williams. The Harrisons requested that screening be provided on the Petitioner's property west of the proposed storm water management pond to provide a landscape buffer between their property and the proposed parking lot.

The testimony and evidence presented by the Petitioner was clear that the use permit for business parking in the residentially zoned portion of his property should be granted. I find that the proposed parking lot will not be detrimental to the health, safety or general welfare of the surrounding community and will not adversely impact the residential uses on adjacent properties.

The Petitioner also requested a modification of the RTA requirements to permit an RTA setback of 17 feet in lieu of the required 50 feet.

- 2 -

After due consideration of the testimony and evidence presented, I am satisfied that a reduction in the RTA for this property from 50 feet to 17 feet will not adversely impact the residential community or development on land adjacent to this property which is the subject of this hearing. More specifically, this would involve the Blackburn property, which is depicted on Petitioner's Exhibit 1. As previously stated, the Blackburns did not appear at the hearing nor did they voice any opposition to the relief requested. The Petitioner has also provided the appropriate screening on the plan in that area where the modification of the RTA requirements is being granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

- 3 -

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of March, 1993 that the Petition for Special Hearing to approve a use permit for business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 1B01.1B.1(e)(5) to permit a Residential Transition Area (RTA) setback of 17 feet in lieu of the required 75 feet and a landscape buffer of 17 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

- 4 -

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

- 2) The use of this parking area shall be restricted to passenger vehicles, only, and no buses shall be permitted to be parked on said lot.
- 3) Any and all lighting for the subject property and proposed parking lot shall be directed away from any residential properties surrounding this site.
- 4) The Petitioner shall also submit a landscape plan for approval by the Landscape Planner for Baltimore County. Said plan shall provide appropriate screening between the proposed parking lot and the property owned by the Harrisons, which is located west of the subject site and identified on Petitioner's Exhibit 1 as the property of Edward A. and E. Elizabeth Williams.
- 5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 25, 1993

Kathryn T. May, Esquire
LEVIN & GANN
305 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. CR-91-109-X
Arthur R. Shaw, III

Dear Ms. May:

As I had indicated to you in our March 24th telephone conversation, neither Phyllis Friedman nor Pete Zimmerman will be available for the meeting scheduled for April 6, 1993 regarding the subject matter.

Therefore, this meeting has been rescheduled to the alternate date which we had discussed, that being April 14, 1993 at 9:30 a.m. Should you have any questions, please call me at 887-3180.

Very truly yours,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

cc: Julius W. Lichter, Esquire
Phyllis C. Friedman, Esquire



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

March 24, 1993

Kathryn T. May, Esquire
LEVIN & GANN
305 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. CR-91-109-X
Arthur R. Shaw, III

Dear Ms. May:

This letter will confirm the meeting which you have requested and which we have scheduled for Tuesday, April 6, 1993 at 9:30 a.m. in the office of the County Board of Appeals with Chairman William T. Hackett regarding the subject matter.

As you indicated in our telephone conversation, this meeting is a follow-up to the January 6, 1993 meeting with Chairman Hackett concerning the need for a minor change in the documented site plan submitted as Petitioner's Exhibit No. 1 in the above-referenced case.

Very truly yours,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

cc: Julius W. Lichter, Esquire
Phyllis C. Friedman, Esquire

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Kathleen C. Weidenhammer
Administrative Assistant
County Board of Appeals
Shirley H. Hess
Legal Assistant
People's Counsel

FROM: Arthur R. Shaw, III, Petitioner - Case No. CR-91-109-X

I spoke with Phyllis Cole Friedman, People's Counsel, regarding your letter of today scheduling a meeting for Tuesday, April 6, 1993, at 9:30 a.m. She requested that I advise you that she will be unavailable for a meeting on April 5th or 6th, 1993 because of Passover.

On April 6, 1993, Mr. Zimmerman will be in Annapolis for arguments in the Anderson zoning case before the Court of Special Appeals (No. 1314, September Term, 1992).

Mrs. Friedman suggests that another date be set for the meeting other than April 5th or 6th, 1993. Thank you for your assistance in this matter.

CPS-008

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-530-3700
TELECOPIER 410-535-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

KATHRYN T. MAY

March 31, 1993

Mr. and Mrs. Darryl Harrison
628 Meyers Drive
Catonsville, Maryland 21228

RE: Shaw Bus Service
Amendment To Documented Site Plan

Dear Mr. and Mrs. Harrison:

As explained to you at the recent public hearing, Mr. Shaw, in conjunction with the Deputy Zoning Commissioner's approval of the new parking lot for passenger vehicles, must amend the documented site plan approved in April of 1991 for the existing bus lot. As shown to you at the hearing, the new passenger vehicle parking lot infringes slightly on the documented site plan, thus necessitating a technical amendment to the plan.

We are scheduled to meet with Chairman Hackett of the Baltimore County Board of Appeals on Wednesday, April 14th at 9:30 a.m. to review the amendment. Ms. Phyllis Friedman, People's Counsel, will also be present. You are also welcome to attend this meeting which will take place in Chairman Hackett's office located in Room 49 of the Old Courthouse, 400 Washington Avenue, Towson, Maryland.

Please call me if you have any questions or comments.

Sincerely,

Kathryn T. May

KTM/lis

cc: Mr. Arthur Shaw
Phyllis Friedman, People's Counsel

1/06/93

RE: CR-91-109-X /Arthur R. Shaw III
Meeting of January 6, 1993
Board of Appeals Office

Attending: Julius W. Lichter, Esquire
Kathryn T. May, Esquire
Phyllis C. Friedman, Esquire
William T. Hackett, Chairman
C. William Clark, Board Member
Kathleen C. Weidenhammer

Summary

Petitioner through Counsel wishes to amend documented site plan in Case No. CR-91-109-X /

Petitioner to apply for special use permit for business parking in residential zone adjacent to lot which was the subject of the above reclassification petition / said application to be made via petition to zoning commissioner, and said adjacent parking lot will overlap by about 30 feet onto the parcel changed via documented site plan.

Result

Petitioner through Counsel will apply for special use permit for business parking at zoning commissioner level, which request will include the issue of the above-referenced 30-foot overlap and the need to amend documented site plan (this portion of request is not within the jurisdiction of zoning commissioner; would require that matter come to the Board).

If and when that special use is granted by ZC, the matter would then be referred to this Board for further review so that consideration could then be given to amending the documented site plan to permit the business parking as granted by the zoning commissioner.

All parties in agreement as to the above method to secure the needed amendment.

KCW

12/22/92

Mr. H:

Meeting scheduled for 1/06/93 w/Jules at his request to discuss need for "minor change" in the documented site plan in the Shaw reclassification /Case No. CR-91-109-X (copy of Board's Opinion and Order attached; also attached is a copy of 1/06 meeting confirmation letter). Meeting arranged via telephone call from Kathryn May of his office on 12/22/92.

Shirley was advised 12/22/92 of this request and the scheduled meeting. Since Phyllis has entered appearance in case scheduled for 10:00 a.m. on 1/06/93 before the Board, she will most likely be the participant in the meeting with Jules.

kathi

December 23, 1992

Kathryn T. May, Esquire
LEVIN & GANN
305 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. CR-91-109-X
Arthur R. Shaw, III

Dear Ms. May:

This letter will confirm the meeting which you have requested and which we have scheduled for Wednesday, January 6, 1993 at 9:30 a.m. in the office of the County Board of Appeals with Chairman Hackett regarding the subject matter.

As you indicated in our telephone conversation, the purpose of this meeting is to discuss the need for a minor change in the documented site plan submitted as Petitioner's Exhibit No. 1 in the above-referenced case.

Very truly yours,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Assistant

cc: Julius W. Lichter, Esquire
Phyllis C. Friedman, Esquire

CR-90-109-X

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-530-3700
TELECOPIER 410-535-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

KATHRYN A. TURNER

August 28, 1990

W. Carl Richards
Zoning Coordinator
Baltimore County Office of
Planning & Zoning
Room 113
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
for Property of Arthur R. Shaw

Dear Carl:

Enclosed please find three copies of a Petition for Reclassification for approximately 1.4 ± acres owned by Arthur R. Shaw and located approximately 1050 feet southwest of the intersection of Baltimore National Pike and Nuwood Drive. The Petitioner is requesting a reclassification from the D.R. 5.5 zone to the B.R. of M.L. zone for utilization of the property as a motor vehicle service garage - vehicle storage as defined in BCZR Section 101 including but not limited to buses, automobiles, limousines, trailers, vans, and recreational vehicles.

Included with the Petition are seven copies of the property description; three copies of a statement of points of error and change justifying the reclassification; three copies each of the official 200' and 1000' scale zoning maps with the subject property outlined in red; one copy of an environmental impact statement; twelve copies of the documented site plan; and a check for \$175.00.

Kindly call us if you have any questions about the Petition.

Sincerely,

Julius W. Lichter
Julius W. Lichter
Kathryn A. Turner
Kathryn A. Turner

JWL/lis
KAT/lis

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-530-3700
TELECOPIER 410-535-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

KATHRYN T. MAY

April 14, 1993

HAND DELIVERED

Ms. Kathleen C. Weidenhammer
Administrative Assistant
Board of Appeals of Baltimore County
Old Courthouse, Room 49
Towson, Maryland 21204

RE: Case No.: CR-91-109-X
Arthur R. Shaw, Petitioner

Dear Ms. Weidenhammer:

Enclosed please find a proposed Opinion and Order which we have drafted pursuant to our meeting with Chairman Hackett this morning. My understanding is that an Order will be rendered immediately following the expiration of the thirty day appeal period of Deputy Zoning Commissioner Kotroco's Order in Case No. 93-273-SPHA, which occurs on April 23, 1993.

Thank you for your assistance in this matter.

Sincerely,

Kathryn T. May
Kathryn T. May

KTM/lis
Enclosure

cc: Phyllis Friedman, People's Counsel

Arthur R. Shaw /Petitioner

Case No. CR-91-109-X

Request for Non-material/Non-substantive amendment (or plan refinement) to the documented site plan -Case No. CR-91-109-X

April 14, 1993

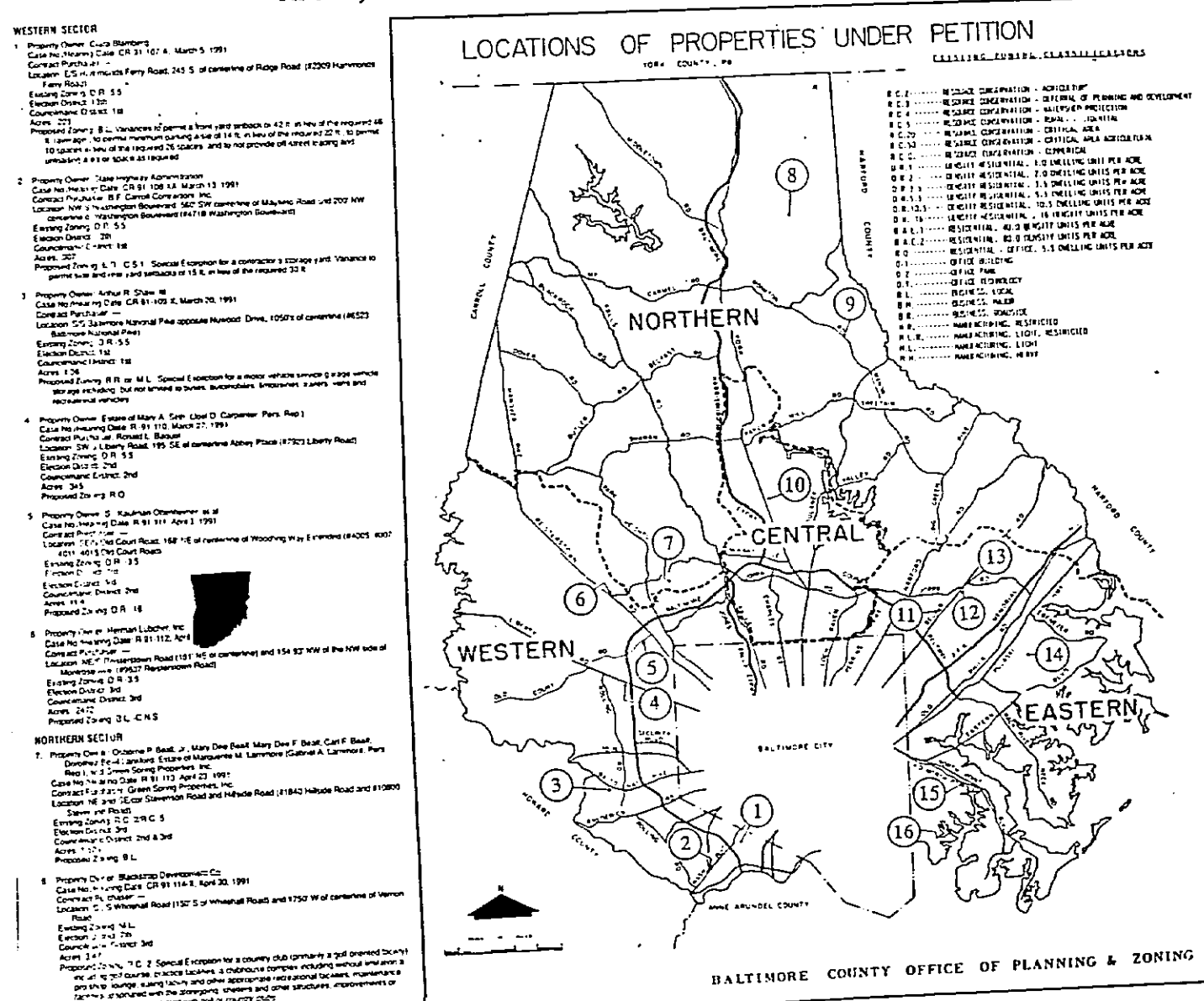
Pursuant to meeting between Chairman Hackett, P.C., J. Lichter, K. May, and R. Baguel, proposed Order submitted to Board regarding above request for non-material amendment to previously granted documented site plan. Order of Board to be issued upon expiration of 30-day appellate period from date of D.Z.C.'s Order dated March 24, 1993.

THE JEFFERSONIAN

BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1990 - APRIL, 1991 ZONING RECLASSIFICATION CYCLE IV



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

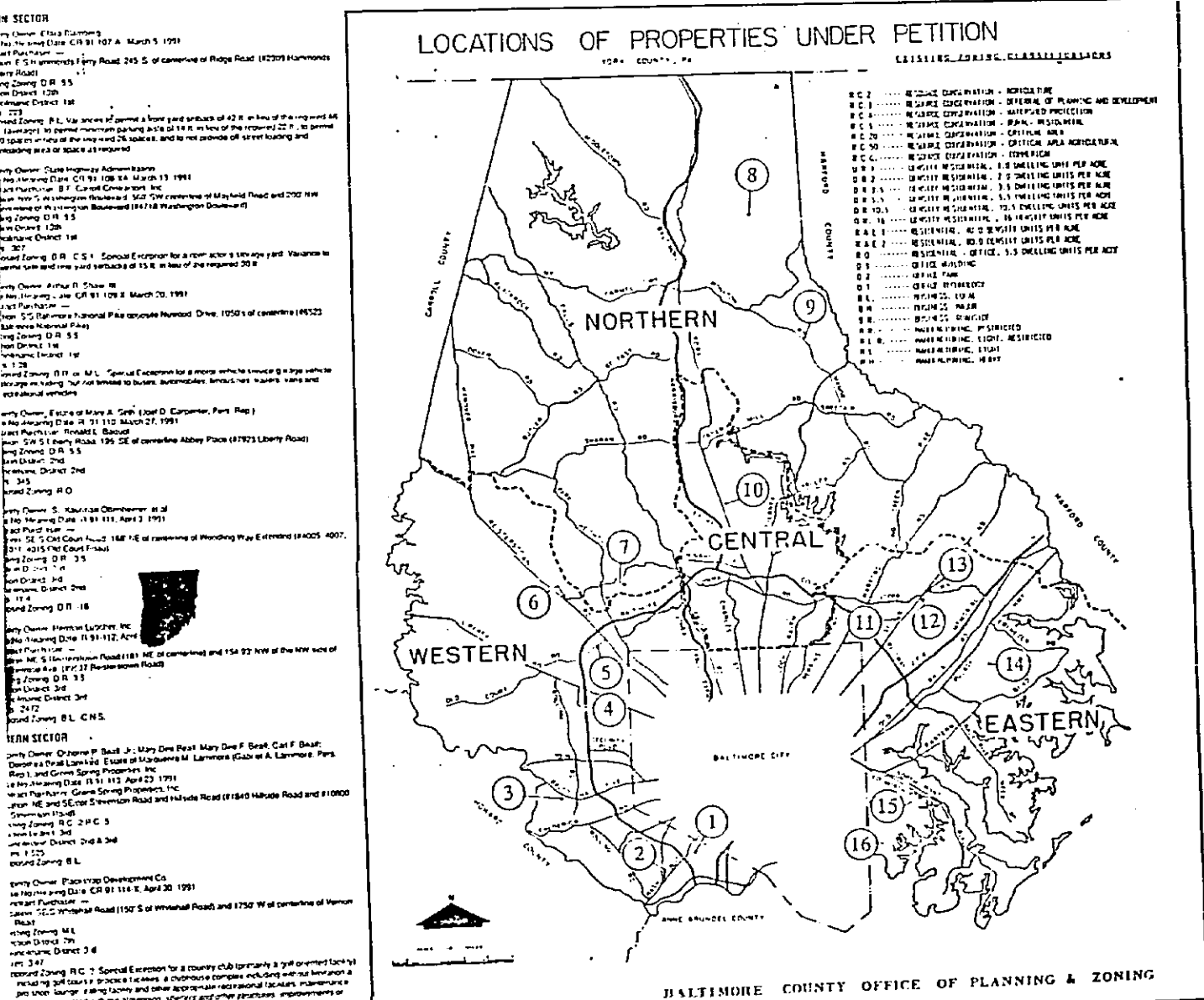
BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS AND
P. DAVID FIELDS,
DIRECTOR OF PLANNING AND ZONING

THE JEFFERSONIAN

BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1990 - APRIL, 1991 ZONING RECLASSIFICATION CYCLE IV



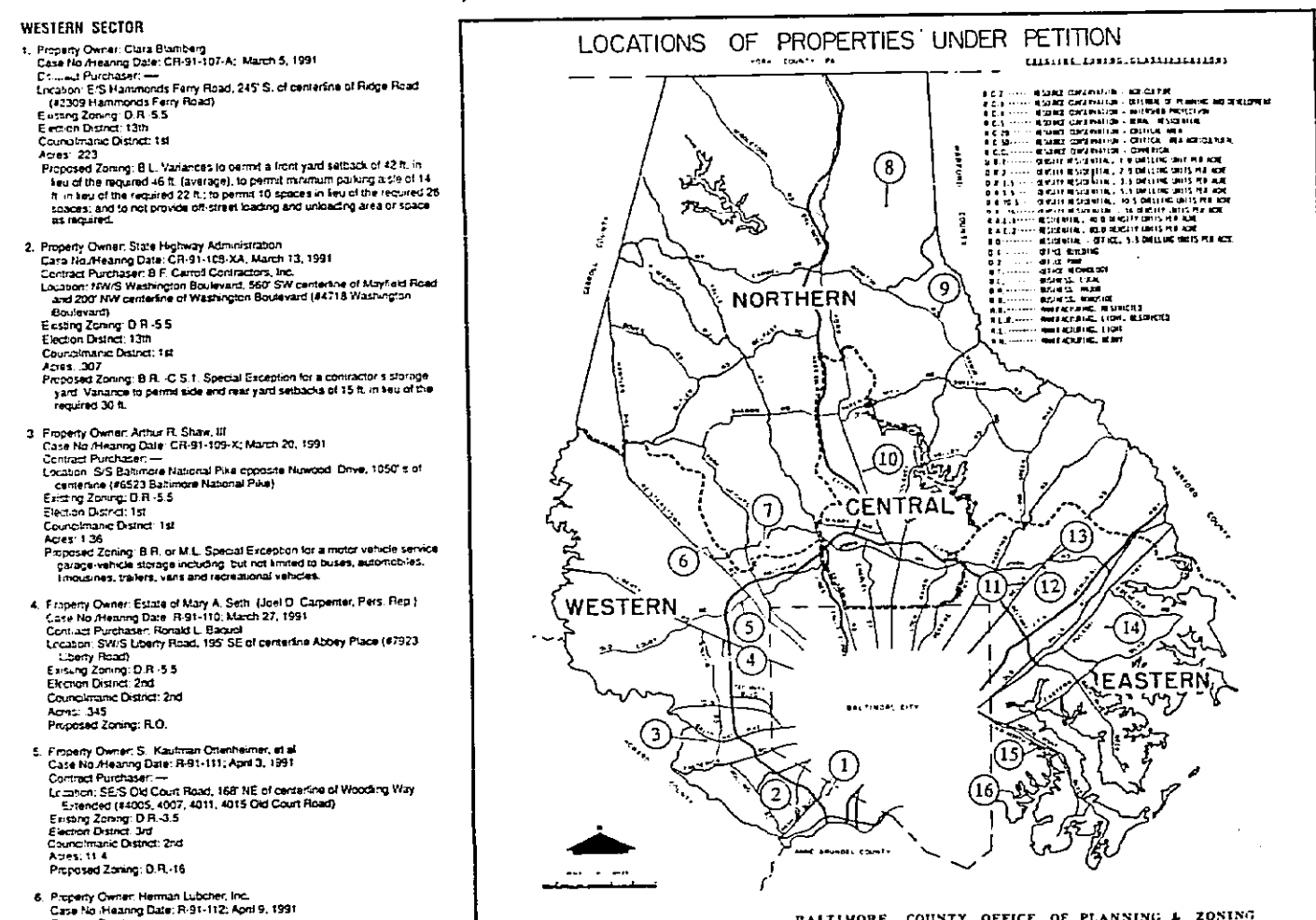
LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS AND
P. DAVID FIELDS,
DIRECTOR OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1990 - APRIL, 1991 ZONING RECLASSIFICATION CYCLE IV



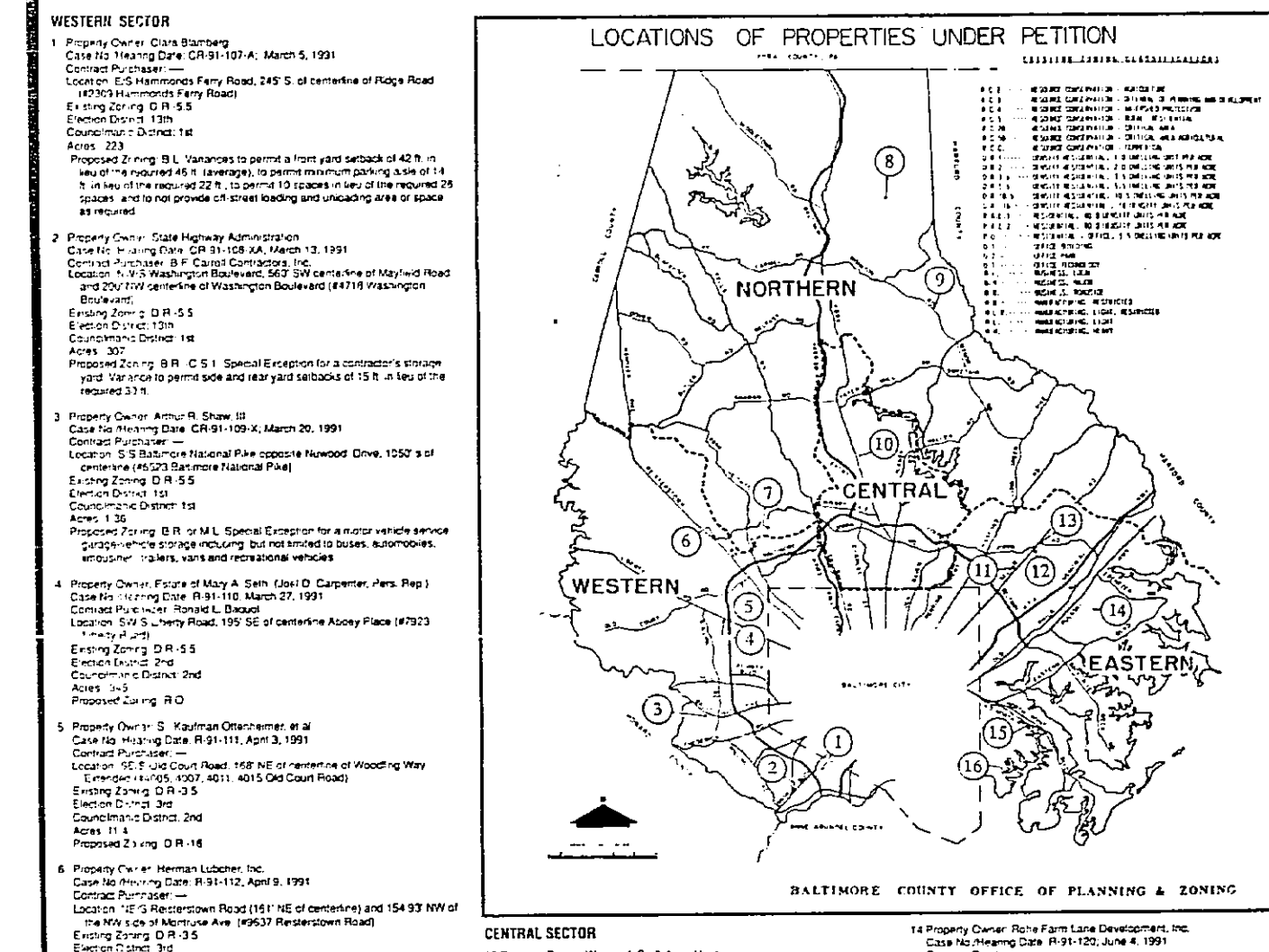
LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS AND
P. DAVID FIELDS,
DIRECTOR OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

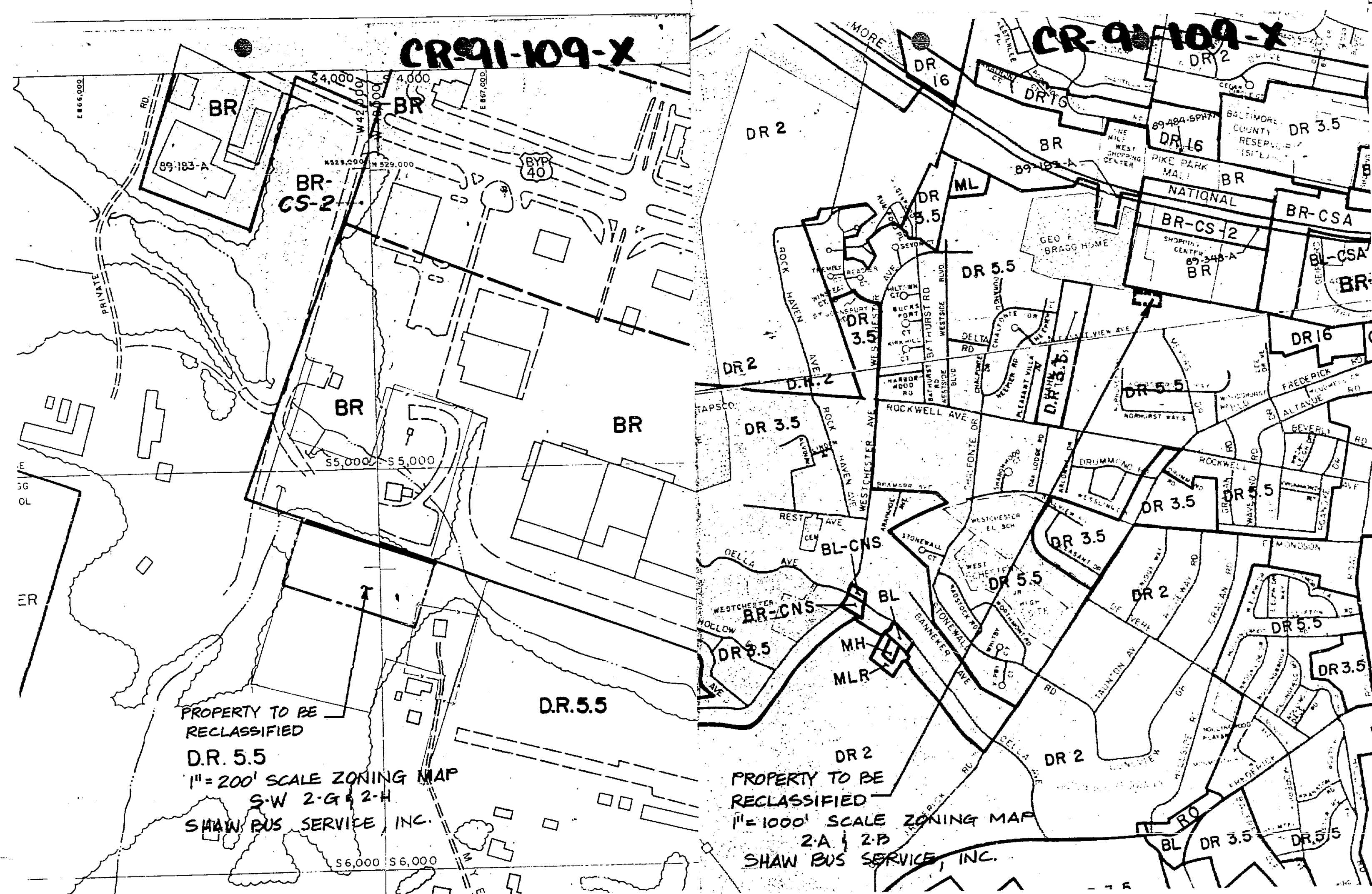
PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1990 - APRIL, 1991 ZONING RECLASSIFICATION CYCLE IV



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS AND
P. DAVID FIELDS,
DIRECTOR OF PLANNING AND ZONING



ARTHUR R. SHAW
S/S Baltimore National Pike,
opposite Nuwood Drive, 1050'
S of centerline (6523 Baltimore
National Pike)

Request for non-material and non-substantive amendment/plan
refinement to documented site plan approved pursuant to Board's
opinion and order dated April 3, 1991.

Julius W. Lichter, Esquire
Kathryn T. May, Esquire
LEVIN & GANN, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

Mr. & Mrs. Darryl Harrison
628 Meyers Drive
Catonsville, MD 21228

James Earl Kraft
Baltimore County Board of Education
940 York Road
Towson, Maryland 21204

People's Counsel for
Baltimore County

P. David Fields
Lawrence E. Schmidt
Timothy M. Kotrogo
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

KCW CONSULTANTS,
Civil Engineers & Land Surveyors
1777 Restoration Road
Commercentre Suite 175
Baltimore, Maryland 21208

484-0894 484-0963

TO: OFFICE OF ZONING
1ST FLOOR
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

LETTER OF TRANSMITTAL
CR-91-109-X
B22100 B2285
ATTENTION: CARL RICHARDS

DOCUMENTED SITE PLAN
FOR ZONING RECLASSIFICATION
SHAW BUS SERVICE

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
7		1	SCALE PROPERTY DESCRIPTION

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☐ For approval ☐ Approved as submitted ☐ Resubmit copies for approval

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☐ For review and comment ☐

☐ FOR BIDS DUE 19 PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED: *William Hackett*

RECEIVED AUG 29 1991